

050.A

0001

0004.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

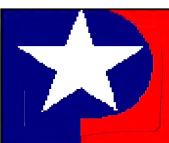
874,700 / 874,700

USE VALUE:

874,700 / 874,700

ASSESSED:

874,700 / 874,700


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
4		RUSSELL PL, ARLINGTON

Legal Description		User Acct
		250045
		GIS Ref
		GIS Ref
		Insp Date
		09/26/17

## OWNERSHIP

Unit #:

Owner 1: SCHAEFER DIANNE JAQUITH/ TR	Prim
Owner 2: D.J. SHAEFER REVOCABLE TRUST	Prim
Owner 3:	Prim
Street 1: 4 RUSSELL PL	
Street 2:	

Twn/City: ARLINGTON

St/Prov: MA	Cntry	Own Occ: Y
Postal: 02474		Type:

PREVIOUS OWNER		
Owner 1: SCHAEFER DIANNE JAQUITH/ TR -		
Owner 2: DJ SHAEFER REVOCABLE TRUST -		
Street 1: 4 RUSSELL PL		
Twn/City: ARLINGTON		
St/Prov: MA		
Postal: 02474		

NARRATIVE DESCRIPTION		
This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2003, having primarily Clapboard Exterior and 2287 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.		

OTHER ASSESSMENTS		
Code	Descrip/No	Amount
		Com. Int

PROPERTY FACTORS		
Item	Code	Description
Z	R6	APTS LOW
o		100
n		water
		Sewer
		Electri
Census:		Exempt
Flood Haz:		
D		Topo
s		Street
t		Gas:

LAND SECTION (First 7 lines only)		
Use Code	Description	LUC Fact
102	Condo	No of Units
		Depth / PriceUnits
	0	0 Sq. Ft.
	Site	
		0
		0
		0.00
		7511

PREVIOUS ASSESSMENT		Parcel ID		050.A-0001-0004.0		USER DEFINED	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value
2022	102	FV	874,700	0	.	874,700	874,700
2021	102	FV	859,400	0	.	859,400	859,400
2020	102	FV	844,200	0	.	844,200	844,200
2019	102	FV	795,700	0	.	795,700	795,700
2018	102	FV	724,300	0	.	724,300	724,300
2017	102	FV	649,900	0	.	649,900	649,900
2016	102	FV	649,900	0	.	649,900	649,900
2015	102	FV	623,000	0	.	623,000	623,000

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
SCHAEFER DIANNE	73676-468		11/19/2019	Convenience	No
SCHAEFER DIANNE	66396-557		11/18/2015	Convenience	1 No
RUSSELL PLACE D	40829-494		9/10/2003		589,900 No

BUILDING PERMITS		ACTIVITY INFORMATION	
Date	Number	Descrip	Comment
9/26/2017	Measured		DGM D Mann
1/28/2004	Inspected		BR B Rossignol

Sign:	VERIFICATION OF VISIT NOT DATA	/
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EXTERIOR INFORMATION	
Type:	8 - Condo TnHs.
Sty Ht:	2H - 2 & 1/2 Sty
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	2 - Clapboard
Sec Wall:	1 - Wood Shingl 20%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	GRAY
View / Desir:	

### BATH FEATURES

Full Bath:	2	Rating: Very Good
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Very Good
A HBth:		Rating:
OthrFix:		Rating:

### COMMENTS


### SKETCH

### RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 6	BRs: 3
	Baths: 2	HB: 1

### GENERAL INFORMATION

Grade:	B- - Good (-)
Year Blt:	2003
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G5
Fact:	.
Const Mod:	
Lump Sum Adj:	

### INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	10 - None 0%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	4 - Carpet 50%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	2
Electric:	3 - Typical
Insulation:	3 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	15 - H.V.A.C
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

### OTHER FEATURES

Kits:	1	Rating: Very Good
A Kits:		Rating:
Fpl:	1	Rating: Very Good
WSFlue:		Rating:

### CONDO INFORMATION

Location:	
Total Units:	
Floor:	

### DEPRECIATION

#### Phys Cond:

VG - Very Good 4.8 %

#### Functional:

%

#### Economic:

%

#### Special:

%

#### Override:

%

#### Total:

4.8 %

### CALC SUMMARY

Basic \$ / SQ: 250.00

Size Adj.: 0.76235247

Const Adj.: 1.04469740

Adj \$ / SQ: 199.107

Other Features: 68300

Grade Factor: 1.21

NBHD Inf: 1.45000005

NBHD Mod:

LUC Factor: 1.00

Adj Total: 918758

Depreciation: 44100

Depreciated Total: 874658

### COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ: AvRate: Ind.Val

Juris. Factor: 1.00 Before Depr: 349.33

Special Features: 0 Val/Su Net: 382.47

Final Total: 874700 Val/Su SzAd 382.47

### SKETCH

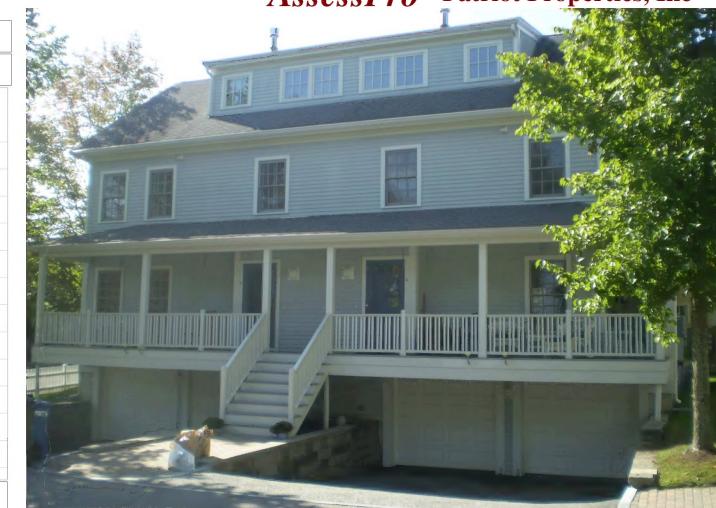
### RES BREAKDOWN

Exterior:	No Unit	RMS	BRS	FL
Interior:	1	6	3	
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals				
	1	6	3	

### SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub %	Area Usbl	Descrip	% Type	Qu #	Ten
GLA	Gross Liv Ar	2,287	199.110	455,358						
Size Ad	2287	Gross Area	2287	FinArea	2287					
Net Sketched Area: 2,287 Total: 455,358										

### IMAGE



AssessPro Patriot Properties, Inc